



Chesterfield County, Virginia Police Department

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COLONEL CARL R. BAKER
Chief of Police

September 13, 2006

Dear Chesterfield County Planning Commission Members:

Since June, staff has conducted several work sessions with the Planning Commission regarding crime prevention. The Police Department is concerned about the potential for crime in high density residential projects. In an effort to ensure that Chesterfield County continues to be a "First Choice Community" with the safety of its residents a paramount concern, developers of new high density residential projects have been, and will continue to be, encouraged to implement the CPTED Planner's Crime Prevention Through Environmental Design (CPTED) recommendations. CPTED is a proactive crime prevention tool based upon the belief that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. Crime preventive designs benefit owners by increasing occupancy and maximizing profits vis-à-vis safety.

At your August work session, questions were raised if any of the CPTED recommendations conflicted with the BOCA Code. I have met with the Building Official and we have determined that there are no conflicts between the two.

Also since the August meeting, staff has further discussed the types of projects that may need to address security and the enforcement of proffers to address this concern. Following those discussions, we have determined that multifamily and townhouse units are the types of projects that have the highest potential to have security issues.

In addition to the CPTED efforts, staff will work with zoning applicants to further address security concerns. To that end, and to ensure the long term security of the project, staff will encourage zoning applicants proposing to develop townhouses or multi family units, as defined by the Zoning Ordinance, to include provisions for a security plan.

Suggested Proffer

Prior to any site plan or subdivision approval, the owner or its successor shall either (a) enter into a contract with the County providing for the permanent presence of a Chesterfield County police officer on the premises for a minimum of ten (10) hours per week for 52 weeks a year or (b) annually submit a security plan to the Chesterfield County Police Department for review and approval. The department's review may

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include, but not necessarily be limited to, the type, frequency and severity of crime at the property to determine if the plan requirements should be modified up to and including the owner or its successor entering into a contract with the county or other approved entity for providing on-site security personnel. The owner or its successor shall implement the approved security plan as may be modified from time to time.

Should you wish to discuss this matter, please contact me at 674-7006 ext. 111 or eicherj@chesterfield.gov.

Sincerely,

Jim Eicher
CPTED Planner